

December 18, 2020

Mr. Devin Leary  
Human & Rohde Inc.  
512 Virginia Ave.  
Towson MD 21286

Re: Magledt Woods, 9829 Magledt Rd. 21234  
Forest Buffer Variance  
Tracking No. 05-20-3324

Dear Mr. Leary:

This Department has completed a review of the request for a variance from the requirements of Baltimore County Code Article 33, Title 3, Protection of Water Quality, Streams, Wetlands and Floodplains for the referenced project. This variance request proposes to reduce the required forest buffer by 2,116 square feet for the construction of a single-family dwelling with a practical yard as part of a minor subdivision. The forest buffer is associated with a stream, non-tidal wetlands, and 100-year floodplain that are part of the Jennifer Branch watershed.

This Department has reviewed your request, and has determined that neither a practical difficulty nor an unreasonable hardship exists. This project proposes subdivision of the property to create 3 lots. The site can be developed with 2 lots with no forest buffer reduction. While buffer impacts would be necessary for sewer connections, and possibly for water connections, these impacts can be minimized and the entire forest buffer retained to protect the stream, non-tidal wetlands, and 100-year floodplain. Sewer, water, and stormwater management parts of the development are currently under review in a forest buffer alternatives analysis. The forest buffer is an active water quality management area, and the reduction of the buffer to create an additional lot would result in adverse impacts to water quality.

Therefore, in accordance with Section 33-3-106 of the Baltimore County Code, the requested reduction of the forest buffer to allow for development of a third lot is hereby denied.

If there are any questions concerning this matter, please contact Paul Dennis of this office at 410-887-3980.

Sincerely yours,

David V. Lykens  
Director

DVL: pad

S:\EPS\EIR\paul\FBV\magledtrd9829msfbvden.doc